No: 25-110

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	East Hanover Township	Surveyor	Akens Engineering Associates	Engineer	Akens Engineering Associates

Plat Title: Minor Subdivision Plan for Mickey T. Rapp

Zoning District: Rural Agricultural (RA) Proposed Land Use: Residential

Plat Status:	___ Preliminary	**Plat Type**:	X Subdivision	**Regulations**:	___ County
	___ Final				X Municipal
	X P/F		___ Land Development		X Zoning
	___ Minor				X S&LD

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
2	4	0	6.13	27.67

Date Received	Staff Review	Official County Review
10/7/2025	10/9/2025	10/9/2025

Reviewed by ARK Checked by _____ Tax Map Parcel # 25-010-057; 25-010-061

Project Description: Consolidate existing l lots #1 and 4b# and subdivide the combine lots into 4 proposed lots.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested: None identified.

Comments:

1. All signatures and notarizations must be obtained before the plan is brought in for signing.

2. While there are no buildings shown on the plan, it appears that the new lots will be for single-family residential development. Determine whether the following will be required:
   a. Erosion & Sedimentation Control Plan
   b. Stormwater Management Plan
   c. Recreation fee-in-lieu

3. Likewise, the applicant will have to verify that the final lot coverage amounts (building, impervious, and overall) are consistent with the Zoning Ordinance.

4. Clearly label the dedicated right-of-way (30' feet from the centerline of Station Road) and the 40' front yard setback as well as the existing stream that intersects parcel 25-010-061.

5. Identify any existing and/or proposed curbs. Curbs are required along collector streets and driveways according to Section 715 of the SALDO.

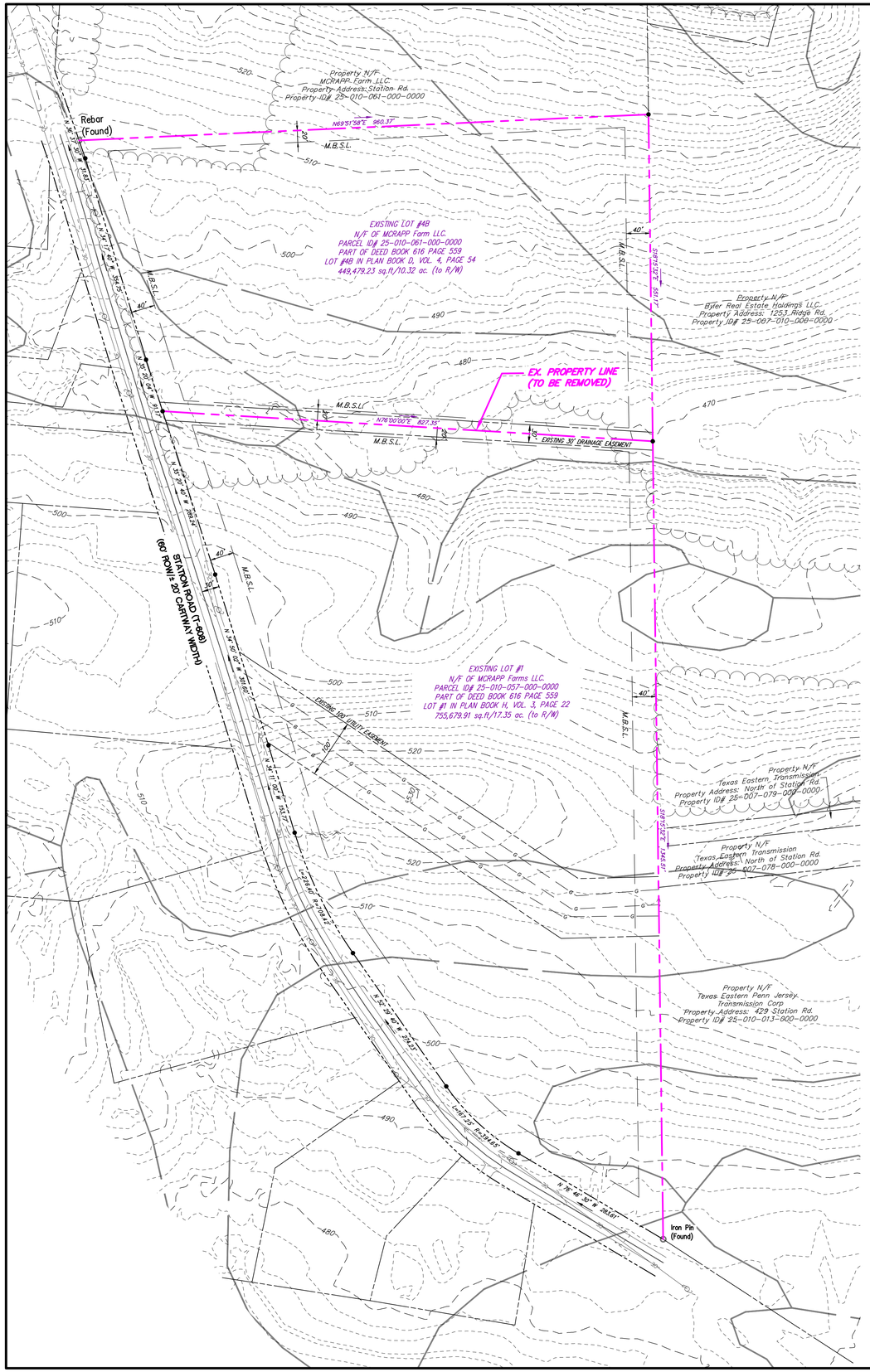
6. Determine whether the sidewalk requirement (SALDO Section 719) is applicable in this area.

Plan No. 25-110

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer/landscape architect shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands			X
Floodplains			X
Woodlands, streams, etc.		X	
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)			X
Storm drainage facilities			X
Sewer mains/Septic			X
Water mains/Well			X
21. Proposed man-made features shown – Building (s) / Structure (s)		X	
Storm drainage facilities		X	
Sewer disposal – public () on-lot (X)	X		
Water supply – public () well (X)	X		
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width		X	
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown		X	
25. Sidewalks shown		X	
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided		X	
30. Erosion and sedimentation control plan shown		X	
31. Statement of ownership, signature and notarization shown Statement shown; need signature and notarization.	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

MINOR SUBDIVISION PLAN
FOR
MICKEY T. RAPP
STATION ROAD, GRANTVILLE, PA 17028

EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PA



GENERAL NOTES

1. THE PURPOSE OF THIS MINOR SUBDIVISION PLAN IS TO CONSOLIDATE EXISTING LOT #4b - 449,479.23 sq.ft. (10.318 Ac.) TAX PARCEL: 25-010-061-000-0000 WITH EXISTING LOT #1 - 755,679.61 sq.f.t (17.348 Ac.) TAX PARCEL: 25-010-057-000-0000 AND SUBDIVIDE THE COMBINED LOT INTO 4 LOTS, PROPOSED LOT #1 - 938,369.64 sq.f.t (21.54 Ac.), PROPOSED LOT #2 - 88,346.05 sq.ft. (2.03 Ac.), PROPOSED LOT #3 - 89,236.83 sq.ft. (2.05 Ac.), AND PROPOSED LOT #4 - 89,206.62 sq.ft. (2.05 Ac.).
2. THIS PLAN DOES NOT OFFER ANY LANDS FOR DEDICATION TO PUBLIC USE.
3. WATER SUPPLY AND SANITARY SEWER DISPOSAL SERVICE SHALL BE PROVIDED BY PRIVATE UTILITIES.
4. EXISTING FEATURES SHOWN ON THE SUBJECT PROPERTY WERE LOCATED BY AKENS ENGINEERING ASSOCIATES, INC. BY FIELD SURVEY TECHNIQUES ON NOVEMBER 23, 2024, USE OF DAUPHIN COUNTY GIS FILES, PASDA LIDAR CONTOUR INFORMATION, AERIAL MAPS AND EXISTING RECORDED PLANS RECORDED IN THE YORK COUNTY REORDER OF DEEDS. ALL EXISTING UTILITIES HAVE BEEN APPROXIMATELY LOCATED BY SURVEY OR BY UTILITY COMPANY RECORDS AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. IN COMPLIANCE WITH PENNSYLVANIA ACT 172, ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACTUAL FIELD LOCATION AND DATA FURNISHED FROM INFORMATION SUPPLIED BY OTHERS. AKENS ENGINEERING ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UNDERGROUND UTILITIES ON THIS DRAWING. ANY REQUEST FOR ADDITIONAL UNDERGROUND UTILITY INFORMATION SHOULD BE DIRECTED TO THAT SPECIFIC UTILITY COMPANY.
6. NONE OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD FRINGE BOUNDARY AS SHOWN ON F.E.M.A. F.I.R.M. COMMUNITY-PANEL NUMBER 42043C0275D, EFFECTIVE DATE: AUGUST 2, 2012. TOWNSHIP OF EAST HANOVER NUMBER 420377.
7. THERE ARE NO WETLANDS PRESENT ON THIS SITE AS PER THE NATIONAL WETLANDS INVENTORY MAP.
8. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE THE VERTICAL DATUM OF THE ELEVATIONS SHOWN IS NAVD 1988 AS SHOWN ON U.S.G.S. MAPPING. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE ELEVATIONS SHOWN PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL ALSO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT SITE AS NEEDED, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
9. NORTHING AND EASTING VALUES LABELED HEREON ARE BASED ON THE PENNSYLVANIA STATE PLAN COORDINATE SYSTEM, SOUTH ZONE.

ZONING/SITE DATA:

ZONING: RURAL AGRICULTURAL - (RA)

USE:
EXISTING LOT #1 - VACANT
EXISTING LOT #4b - VACANT
PROPOSED LOT #1 - VACANT - SINGLE-FAMILY DETACHED DWELLING
PROPOSED LOT #2 - VACANT - SINGLE-FAMILY DETACHED DWELLING
PROPOSED LOT #3 - VACANT - SINGLE-FAMILY DETACHED DWELLING
PROPOSED LOT #4 - VACANT - SINGLE-FAMILY DETACHED DWELLING

WATER SERVICE:

EXISTING LOT #1 - NONE
EXISTING LOT #4b - NONE
PROPOSED LOT #1 - PRIVATE
PROPOSED LOT #2 - PRIVATE
PROPOSED LOT #3 - PRIVATE
PROPOSED LOT #4 - PRIVATE

SEWER SERVICE:

EXISTING LOT #1 - NONE
EXISTING LOT #4b - NONE
PROPOSED LOT #1 - PRIVATE
PROPOSED LOT #2 - PRIVATE
PROPOSED LOT #3 - PRIVATE
PROPOSED LOT #4 - PRIVATE

LOT AREA:

MIN. REQUIRED LOT AREA - 43,560 sq.ft. (1.00 Ac.)
EXISTING LOT #1: 755,679.91 sq.ft. (17.35 Ac.)
EXISTING LOT #4b: 449,479.23 sq.ft. (10.32 Ac.)
PROPOSED LOT #1: 938,369.64 sq.ft. (21.54 Ac.)
PROPOSED LOT #2: 88,346.05 sq.ft. (2.03 Ac.)
PROPOSED LOT #3: 89,236.83 sq.ft. (2.05 Ac.)
PROPOSED LOT #4: 89,206.62 sq.ft. (2.05 Ac.)

LOT WIDTH:

MIN. REQUIRED LOT WIDTH - 150 ft. (AT BUILDING SETBACK LINE)
EXISTING LOT #1: 1,627.05 ft.
EXISTING LOT #4b: 482.43 ft.
PROPOSED LOT #1: 1,170.03 ft.
PROPOSED LOT #2: 524.26 ft.
PROPOSED LOT #3: 239.29 ft.
PROPOSED LOT #4: 175.90 ft.

MAX LOT COVERAGE:

MAX. LOT COVERAGE - 40% (IMPERVIOUS SURFACE)
MAX. BUILDING COVERAGE - 30%
EXISTING LOT #1:
IMPERVIOUS COVERAGE = 0 sq.ft. (0.00%)
BUILDING COVERAGE = 0 sq.ft. (0.00%)
EXISTING LOT #4b:
IMPERVIOUS COVERAGE = 0 sq.ft. (0.00%)
BUILDING COVERAGE = 0 sq.ft. (0.00%)
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PROPOSED LOT #4:
IMPERVIOUS COVERAGE = 0 sq.ft. (0.00%)
BUILDING COVERAGE = 0 sq.ft. (0.00%)

MAX. BUILDING HEIGHT:

MAX. PRINCIPAL STRUCTURE- 40 ft. OR 3 STORIES
PROPOSED - LESS THAN 40 ft. AND LESS THAN 3 STORIES

BUILDING SETBACKS:

FRONT: 40 ft.
SIDE: 20 ft.
REAR: 40 ft.

SOIL MAP UNITS

AbA ALBRIGHTS SILT LOAM, 0 - 3% SLOPES [HSG:C/D]
BhC2 BERKS CHANNERY SILT LOAM, 8 - 15% SLOPES [HSG:B]
BkB2 BERKS CHANNERY SILT LOAM, 3 - 8% SLOPES [HSG:B]
BkD2 BERKS CHANNERY SILT LOAM, 15 - 25% SLOPES [HSG:B]
BtB2 BRINKERTON AND ARMAGH SILT LOAMS, 3 - 8% SLOPES, MODERATELY ERODED [HSG:C/D]
CoB2 COMLY SILT LOAM, 2 - 8% SLOPES, MODERATELY ERODED [HSG:C]

PROJECT ENGINEER/SURVEYOR

Akens Engineering Associates, Inc.
SCOTT W. AKENS, P.E., P.L.S.
219 E. Main St. Shiremanstown, Pa. 17011
(P) 717-975-9933 (F) 717-975-5507
www.akensengineering.com
scott@akensengineering.com

OWNER/APPLICANT INFORMATION:

MICKEY T. RAPP
7736 CHAMBERS HILL ROAD, HARRISBURG, PA 17111
PROJECT LOCATION: STATION ROAD, GRANTVILLE, PA 17028
PHONE: 717-395-7308
EMAIL:smoffice01@yahoo.com
PARCEL ID: 25-010-057-000-0000 & 25-01-061-000-0000

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY AKENS ENGINEERING ASSOCIATES, INC.
CONTRACTOR SHOULD CONTACT THE PA. ONE CALL SYSTEM (1-800-42-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 199 (2004).

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEMS, INC. PHONE: 1-800-242-1776.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG

OWNER'S STATEMENT OF ACKNOWLEDGEMENT

I, _____, BEING DULY SWORN, ACCORDING TO THE LAW, DEPOSE THAT WE ARE THE OWNERS OF RECORD OF THE LANDS SHOWN ON THIS PLAN WHICH IS THE SUBJECT OF THE APPLICATION AND THE THE PLAN IS THE ACT AND DEED OF THE OWNERS AND TH IS DESIRED TO RECORD THIS PLAN.

_____;
NAME: MICKEY RAPP

AFFIDAVIT:
STATE OF PENNSYLVANIA
COUNTY OF DAUPHIN
SWORN AND SUBSCRIBED TO ME THIS ____DAY OF_____, 2025.

_____
NOTARY PUBLIC
MY COMMISION EXPIRES: _____

EAST HANOVER TOWNSHIP ENGINEER SIGNATURE:

THE EAST HANOVER TOWNSHIP ENGINEER, ON THIS DATE, _____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN IS CONSISTENT WITH THE DESIGN STANDARDS AND CRITERIA OF THE EAST HANOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____.
QUALIFIED PROFESSIONAL SIGNATURE

EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS:

AT A MEETING _____, 2025, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST HANOVER APPROVED THIS FINAL PLAN, BASED UPON IT;S CONFORMITY WITH THE STANDARDS OF THE EAST HANOVER TOWNSHIP SUBDIVISIONAND LAND DEVELOPMENT ORDINANCE, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS WHICH ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR THE PUBLIC REVIEW.

EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS

_____
CHAIRMAN

_____
SECRETARY

DAUPHIN COUNTY PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF DAUPHIN COUNTY THIS _____ DAY OF 20____.

_____
CHAIRMAN

_____
SECRETARY

RECORDER OF DEEDS CERTIFICATE:

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY,
THIS _____ DAY OF _____, 2025.
PLAN BOOK _____, PAGE _____.
INSTRUMENT NUMBER _____

ENGINEER CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST HANOVER TOWNSHIP AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SCOTT WILLIAM AKENS — ENGINEER PE073141

SCOTT W. AKENS, P.E. — October 6, 2025 DATED

SURVEYOR CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST HANOVER TOWNSHIP AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SCOTT WILLIAM AKENS — LAND SURVEYOR SU075172

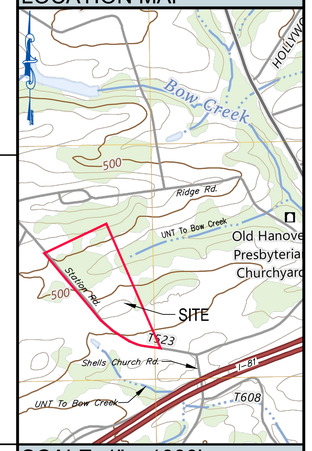
SCOTT W. AKENS, P.L.S. — October 6, 2025 DATED

SHEET INDEX:
1 OF 2 - COVER/EXISTING CONDITIONS
2 OF 2 - SUBDIVISION PLAN

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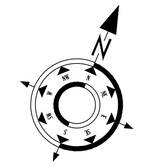
LOCATION MAP



SCALE: 1" = 1000'

EXISTING LEGEND

- *Existing Edge of Macadam*
- *Existing Contour Major* (100)
- *Existing Contour Minor* (98)
- *Existing Right-of-Way*
- *Existing Boundary Line* (S72°05'36"W 100.04')
- *Existing Boundary Adjoiner Line*
- *Existing Building Setback Line*
- *Existing Easement Line*
- *Existing Soils*
- *Existing Utility Pole/OH Elec.* (OE)
- *Existing Treeline*
- *Existing Monumentation*



REVISIONS:

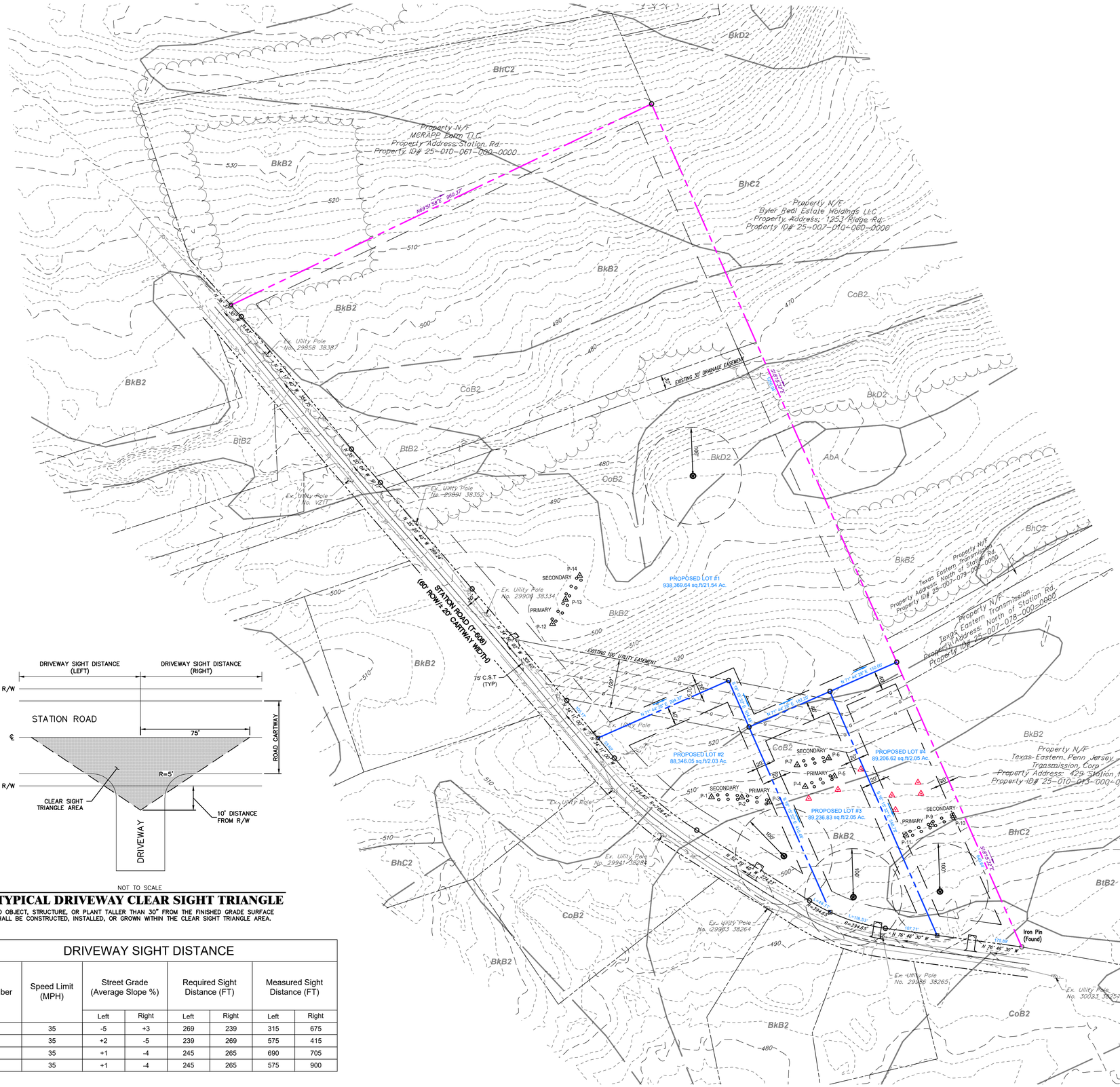
MINOR SUBDIVISION PLAN
FOR
MICKEY T. RAPP

STATION ROAD, GRANTVILLE, PA 17028

EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PA

COVER / EXISTING CONDITIONS

SCALE:	SHEET NUMBER:
1" = 100'	1 of 2
PLAN DATE:	
OCTOBER 6, 2025	
FILE NAME:	
1079-1 Rapp Base SDP.dwg	



NOT TO SCALE

TYPICAL DRIVEWAY CLEAR SIGHT TRIANGLE

NO OBJECT, STRUCTURE, OR PLANT TALLER THAN 30" FROM THE FINISHED GRADE SURFACE SHALL BE CONSTRUCTED, INSTALLED, OR GROWN WITHIN THE CLEAR SIGHT TRIANGLE AREA.

DRIVEWAY SIGHT DISTANCE

Lot Number	Speed Limit (MPH)	Street Grade (Average Slope %)		Required Sight Distance (FT)		Measured Sight Distance (FT)	
		Left	Right	Left	Right	Left	Right
1	35	-5	+3	269	239	315	675
2	35	+2	-5	239	269	575	415
3	35	+1	-4	245	265	690	705
4	35	+1	-4	245	265	575	900

ZONING/SITE DATA:

ZONING: RURAL AGRICULTURAL - (RA)

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- Existing Boundary Adjoiner Line
- Existing Building Setback Line
- Existing Easement Line
- Existing Soils
- Existing Utility Pole/OH Elec. (OE)
- Existing Treeline
- Existing Monumentation

PROPOSED LEGEND

- PROPOSED BOUNDARY LINE (S72°05'36"W 100.04')
- PROPOSED SETBACK LINE
- PERKS AND PROBES
- PROBES (FAILED)
- PROPOSED CONC. MONUMENT
- PROPOSED IRON PIN
- PROPOSED WELL (W)

N

0 100' 200'

REVISIONS:

MINOR SUBDIVISION PLAN
FOR
MICKEY T. RAPP

STATION ROAD,
GRANTVILLE, PA 17028

EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PA

SUBDIVISION PLAN

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